

061.A

0001

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

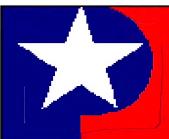
264,400 / 264,400

USE VALUE:

264,400 / 264,400

ASSESSED:

264,400 / 264,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP	Unit #:	A5
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Owner 1: WU DAI

Owner 2:

Owner 3:

Street 1: 1 COLONIAL VILLAGE DR #5

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROONEY DAVID L -

Owner 2: -

Street 1: 1 COLONIAL VILL DRIVE #5A

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	264,400			264,400		
Total Card	0.000	264,400			264,400	Entered Lot Size	
Total Parcel	0.000	264,400			264,400	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.00	/Parcel: 397.0	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	256,900	0	.	.	256,900	256,900	Year End Roll	12/18/2019
2019	102	FV	234,200	0	.	.	234,200	234,200	Year End Roll	1/3/2019
2018	102	FV	193,400	0	.	.	193,400	193,400	Year End Roll	12/20/2017
2017	102	FV	179,800	0	.	.	179,800	179,800	Year End Roll	1/3/2017
2016	102	FV	176,200	0	.	.	176,200	176,200	Year End	1/4/2016
2015	102	FV	154,900	0	.	.	154,900	154,900	Year End Roll	12/11/2014
2014	102	FV	124,800	0	.	.	124,800	124,800	Year End Roll	12/16/2013
2013	102	FV	124,800	0	.	.	124,800	124,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
ROONEY DAVID L	33540-228	8/29/2001	180,000 No No
	14809-338	12/1/1982	58,000 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 1.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	0	Rating:	Average										
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	2ND - 2ND FLOOR			Fapl:	0	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1962	Eff Yr Blt:		Location:	R - Rear												
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:	2 - 2nd Floor												
Const Mod:				% Own:	0.657700002												
Lump Sum Adj:				Name:	9 - 6021												
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%										
Prim Int Wall:	2 - Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition:	T - Typical			Special:		%											
Prim Floors:	4 - Carpet			Override:		%											
Sec Floors:		%		Total:	30.6	%											
Bsmnt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	320.00												
Bsmnt Gar:				Size Adj.:	1.40090084												
Electric:	3 - Typical			Const Adj.:	1.16654992												
Insulation:	2 - Typical			Adj \$ / SQ:	522.951												
Int vs Ext:	S			Other Features:	32733												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	381018												
% Com Wall:		% Sprinkled:		Depreciation:	116592												
				Deprecated Total:	264427												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:								Serial #:			Year:		Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0001-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			